

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

345 Humffray Street North, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$570,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Brown Hill

Period - From

08/04/2023

to

07/04/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Princes St.N BALLARAT EAST 3350	\$575,000	02/02/2024
2	409 Humffray St.N BROWN HILL 3350	\$570,000	31/01/2023
3	17 Rice St BALLARAT EAST 3350	\$540,000	20/10/2023

**OR**

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/04/2024 14:55

345 Humffray Street North, Brown Hill Vic 3350

**BALLARAT**

PROPERTY AGENTS

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**Indicative Selling Price**

\$550,000 - \$570,000

**Median House Price**

08/04/2023 - 07/04/2024: \$715,000



3 1 2

**Property Type:** House

**Land Size:** 655 sqm approx

**Agent Comments**

## Comparable Properties



**11 Princes St.N BALLARAT EAST 3350 (REI)**

**Agent Comments**

3 1 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 602 sqm approx



**409 Humffray St.N BROWN HILL 3350 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$570,000

**Method:** Private Sale

**Date:** 31/01/2023

**Property Type:** House

**Land Size:** 623 sqm approx



**17 Rice St BALLARAT EAST 3350 (REI)**

**Agent Comments**

3 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 341 sqm approx

**Account - Ballarat Property Agents | P: 03 5324 2408**



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